

MINUTES OF THE REGULAR MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

December 11, 2019 - 9:00 AM - Board Room

A. CALL TO ORDER/ROLL CALL

Chair Sabo called to order the Regular Meeting of the Board of Directors at 9:01 AM. Directors Cursio, Leffel, Miller and Sawhney were present. The following District Officers were present: Executive Director La Pier, District Counsel Huber, Acting District Secretary Auker, Deputy Executive Director Bergholz and Deputy Director Morello.

B. PLEDGE OF ALLEGIANCE

Director Cursio led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Chair Sabo noted that the airport's Holiday Military Lounge would be open from December 17th through the 23rd. He thanked staff for their work towards putting the lounge together.

D. PUBLIC COMMENTS

Jim Vanderzwaam, Del Rey Oaks resident, stated that for a while residents heard of the big plan to move and reconfigure hangars on the Northside and build a road that would go into Del Rey Oaks via Highway 218, CDR, the City Counsel had a big session because the Airport needed approval to change the City's general plan. He stated that he is adamantly opposed to this prospect for a number of reasons that defy all logic, because the city has a one lane highway that already has a lot of traffic and should not be impaired with traffic lights because it is a highway. He added that the option that goes off onto the other side onto Del Monte Boulevard has infrastructure and traffic lights and two lanes and much more opportunity to move traffic. The pollution and noise that would be created by adding a road and traffic going up and down the hill in Del Rey Oaks would compromise the neighbors and residents of Del Rey Oaks. He stated that once again he would like to emphasize that he does not support this measure and this concept in its entirety, it needs to be reviewed and it does not look like the Airport will get much support on that. He stated that in speaking for his neighbors, this is a prospect that is not welcome at all in the community and he thinks it is the wrong way to go and the Airport needs to find a different way to move the traffic. He noted that he hopes the Board considers his comment because they would get an awful lot of pushback from the city of Del Rey Oaks if they do not.

Kim Shirley, Del Rey Oaks resident, stated that the road is on the five year plan that the Board is approving today and asked if comments about that road should be given now or when that item is presented.

Helen Bursaw, Oaks Condominiums resident, stated that she agrees totally with the comments made by Jim for obvious reasons. She added that she heard that the Fire Department would be moved, which would make traffic on the road day and night, not just when the Airport is open, impacting the valuation on property and quality of life.

Karen Harris, Del Rey Oaks resident, stated that she is concerned about the proposed road and the impacts to the environment and wildlife in that area. She stated that the area is an important habitat and the environment should be protected in whatever is done. She noted that she is also concerned about the traffic and hopes that everyone can work together to find a solution.

E. CONSENT AGENDA - ACTION ITEMS

(The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.)

- Approve 1. Minutes of the Committee Meeting of the Budget and Finance Committee of November 12, 2019
- Approve 2. Minutes of the Committee Meeting of the Air Carrier Service, Marketing and Community Relations Committee of November 12, 2019
- Approve 3. Minutes of the Committee Meeting of the Airport Property Development and Leases Committee of November 12, 2019
- Approve 4. Minutes of the Regular Meeting of November 13, 2019
- Adopt 5. Resolution No. 1767, A Resolution of the Monterey Peninsula Airport District Related to its Operation as a Public Utility

Director Leffel moved to approve Consent Agenda Items E-1 through E-5. Director Cursio seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1767

A RESOLUTION OF THE MONTEREY PENINSULA AIRPORT DISTRICT RELATED TO ITS OPERATION AS A PUBLIC UTILITY

WHEREAS, the Monterey Peninsula Airport District was established by special legislation by the legislature of the State of California ("Enabling Act"); and

WHEREAS, Enabling Act provides broad authority to the Monterey Peninsula Airport District, including but not limited to regulatory and police powers, the power to impose taxes and/or fines to people within its jurisdictional boundaries, and the ability to provide municipal services to the general public; and

WHEREAS, the Monterey Peninsula Airport District adheres to the Brown Act and Public Records Act and its Board Members are directly elected by the public; and

WHEREAS, the Monterey Peninsula Airport District operates a municipal airport to provide transportation services to the general public; and

WHEREAS, the Monterey Peninsula Airport District has installed electricity generating equipment on its property to provide electrical service to itself, its onsite tenants, and other power users within its jurisdiction; and

WHEREAS, the Monterey Peninsula Airport District operates several groundwater wells on its property that it intends to use to provide non-potable water to itself, its onsite tenants, and other water users within its jurisdiction; and

WHEREAS, the provision of transportation, electrical and water services by the Monterey Peninsula Airport District are quintessential public utility services as defined by statute and the court system; and

WHEREAS, the Monterey Peninsula Airport District has filed a fictitious business statement with the County of Monterey to operate as the Monterey Peninsula Airport District Public Utility.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT that the Monterey Peninsula Airport District and the Monterey Peninsula Airport District Public Utility are public utilities as defined by California statute and the federal and state courts.

ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 11th day of December 2019 by the following roll call vote:

AYES:	DIRECTORS:	Cursio, Leffel, Miller, Sawhney, Chair Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	None

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

Presentation 1. Sustainable Aviation Fuels by AvFuel

Executive Director La Pier introduced Item G.1, stating that the presentation was placed on the agenda as suggested by the Airport's FBO partner, Matthew Wright.

Matthew Wright, General Manager, Monterey Fuel Company, briefly described the topic of the presentation, Sustainable Aviation Fuels, and introduced Keith Sawyer.

Keith Sawyer, Alternative Fuels Manager, AvFuel Corporation, gave an overview of sustainable aviation fuels (SAF) and the aviation fuel supply chain. He described the importance of SAF for business aviation, greenhouse gas reductions, current jet fuel supply chain, potential challenges for SAF and their progress to date.

The Board thanked both Matthew Wright and Keith Sawyer for the informative presentation.

District Counsel Huber suggested that Chair Sabo switch Items G.2 and G.3 on the regular agenda, as a matter of courtesy to the members of the public who were in attendance to comment on Item G.3.

Approve 2. Implementation of the Work Plan, Water Code Section 13267 Order for the Determination of the Presence of Per- and Polyfluoroalkyl Substances (PFAS)

Chair Sabo deferred Item G.2 to be presented after Item G.3.

Adopt 3. Resolution No. 1768, A Resolution Approving the FY 2020-2025 Airport Capital Improvement Plan (ACIP); Approve Submittal to the FAA; Authorize the Executive Director to Execute All Supporting Documents

Executive Director La Pier presented Item G.3, stating that the proposed resolution authorizes staff to submit the 5-year capital improvements plan to the FAA on behalf of the Board of Directors. He stated that the submittal of the ACIP keeps the Airport in compliance with FAA regulations. He added that

there were not any notable changes to the plan in comparison to plans submitted in previous years and also noted that submitting the plan does not commit the Board to implement the included projects.

Chris Morello, Deputy Director of Strategy and Development, outlined the details of the plan.

Public Comment: Ken Rutherford, Del Rey Oaks resident, noted that he sees the Del Rey Oaks road scheduled for 2021. He stated that due to the meetings with Executive Director La Pier and the feedback from a large number of citizens in opposition of the road, he would ask that the Board remove the item from consideration at this time. He stated that deleting that portion would indicate to the FAA that it is not currently a plan to connect Del Rey Oaks to the Airport through that section of the city. He added that the road item is a considerable cost (5.4M) in the Airport's five year plan.

Public Comment: Kim Shirley, Del Rey Oaks resident, stated that she would also like the Airport to reconsider the plan for the Northside DRO road. She stated that five months ago the Board sent Executive Director La Pier and consultants to city workshops to share plans for a general plan amendment so that the Airport could put in the Northside access road. She stated that during those workshops, the Executive Director and consultants met dozens of residents who were not happy about this proposal, expressing their displeasure with the potential to change their quality of life all for the airport's desire for easier access to an area of the airport that would like to be developed for the sole purpose of enriching the Airport's "coffers". She added that they left those workshops shocked at the ability of Airport representatives to disregard their words with little interest in trying to work with them to provide benefits for the residents of Del Rey Oaks. She asked the Board to remember that they were told to manage their expectations by Executive Director La Pier and noted that their lack of trust grew exponentially after those workshops. She stated that here we are today, five months later, with no application from the Airport to amend the City's general plan, yet the Airport has so boldly placed on the five year plan the road that residents are so against. She added that the Airport's lack of transparency, lack of communication, and complete disregard for the neighbors to the North, demonstrate the inability to recognize the residents needs and desires for a city that retains the qualities they love so much. She stated that the road only degrades their city and quality of life and provides no legitimate benefits for the residents, it only allows the Airport more freedom to develop the Northside and all benefits go to the Airport, who continues to disregard the residents of Del Rey Oaks. She reminded the Board of the reasons that they are opposed to the road: increased traffic, congestion, safety concerns from the increased traffic, more construction noise and general aviation noise. She stated that the Airport already has a road (through Casanova Neighborhood) and the Airport does not need the DRO road for any FAA safety concerns, the road is only for the Airport's convenience and increased revenues. Finally, she strongly encouraged the Board to work openly with the City and City Council members.

Public Comment: Mary Solseng, Del Rey Oaks resident, echoed the concerns that were just expressed by Kim Shirley. She stated that her main concern and reasoning why she would like to see the road removed from the five year plan is due to safety and environmental concerns that the road would create. She described the difficulty she experiences with traffic on 218 currently. She stated that a road to the airport from 218 would increase all the problems and anxiety she described, so she opposes the road and believes the Airport should take it off the five year plan until a suitable alternative has been figured out.

Public Comment: Douglas Mackenzie, Del Rey Oaks resident, stated that he is not naive as to the interests that run the town and the peninsula. He noted that it is obvious that they do not show up very often, but when they do he asks that, in the Board's official capacity, they access their neighbor-ness and person-ness to put themselves in the resident's shoes and make a decision based on that.

Public Comment: Karen Harris, Del Rey Oaks resident, stated that she supports what Kim Shirley had shared and expressed her concerns about the North road plan and the Airport's future plans to add hangars. She stated that she has a feeling that moving everything over to the North side would eliminate a lot of environmental habitat and does not feel that there is any way to mitigate that. She added that she feels that it is a very poor plan and would like to eliminate the DRO North road off of the capital improvement plan and to continue to work with them and the city to come to a resolution.

Public Comment: Jim Vanderzwaan, Del Rey Oaks resident, stated that the Board just had a wonderful presentation on alternative fuels and mitigating carbon dioxide. He noted that the North road that is in the Airport's plan at this point will counter that by putting more traffic on a road that cannot sustain it. He offered that the Airport reconsider an option to spend the 5.4M on improvements to the existing road instead of building a new road. He would like the Board and Executive Director La Pier to consider an option and let them see what alternatives there could be.

Chair Sabo thanked the public for their comments and suggestions and added that it is important to understand that the purpose of the proposed resolution is simply a request from the FAA every year, that the Airport is mandated to do, to outline and indicate the financial plan moving forward. He stated that no decisions about roads are being made today.

District Counsel Huber stated that the item included in the plan is for a road to service the Northside of the Airport, but not for a road in particular. He added that the road may not go through Del Rey Oaks at all, but the Airport may still need that place holder for future funding of a road in general. He highly suggested that the Board does not remove the road from the ACIP, because it would be very difficult to put it back on.

Director Leffel moved to adopt Resolution No. 1768. Director Cursio seconded the motion.

Director Leffel asked to speak to her motion. She stated that through the entire community process for the Master Plan and EIR, the Airport was able to reach accommodation with the community's comments so the Airport was able to promote and submit to FAA a complete Master Plan, part of that includes a five-year funding plan that aligns with that Master Plan so the Airport can "be in line" for funding. She stated that it is important to note that the community has received a very large sum of money from the FAA relative to its size in comparison to other airports across the nation. She added that the Airport has been very fortunate, and that staff has worked very hard to bring money into the community to improve the safety of this Airport. She reiterated that the Board/staff is just adding another year onto the financial plan so FAA can look at the amount they need to project based on the needs of the airport. She suggested removing "DRO" from 1B to address the concerns of the residents, leaving "Northside Road connection". She stated that this is part of an orderly process of how to get a new terminal to better serve the community. She noted that a large part of the community has difficulty using the Airport due to lack of accessibility by not having jetways and the Airport is working hard to serve the aging population of the community. She stated that the whole project was originally driven by FAA telling the

Airport that the terminal is too close to the runway and that there are many things that need to get moved in order to address those safety concerns. She again noted that staff is working very hard to look for alternatives on where a road and hangars can be moved, but the road on the ACIP is simply a placeholder, and asked that the public be considerate of staff and Board time being put into this to try to find alternatives and figure out how to better serve the entire community while not irritating a group of neighbors.

Director Leffel asked the second to her motion if he would accept the modification of removal of "DRO" from the ACIP. Director Cursio consulted with staff and stated that he agrees with the change and the second stands.

Chair Sabo stated that he does not support the resolution because of the addition of Item 9 on the ACIP (Terminal Building).

The motion passed by a roll call vote of 4-1.

RESOLUTION NO. 1768

A RESOLUTION APPROVING THE FY 2020-2025 AIRPORT CAPITAL IMPROVEMENT PLAN (ACIP); APPROVE SUBMITTAL TO THE FAA; AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE ALL SUPPORTING DOCUMENTS

WHEREAS, the Monterey Peninsula Airport District owns and operates the Monterey Regional Airport; and

WHEREAS, regular Board meeting updates have included review of the draft Master Plan and future Monterey Regional Airport projects and the priorities for same; and

WHEREAS, the Monterey Peninsula Airport District has compiled a list of capital improvement projects in the Airport Capital Improvement Plan (ACIP) that will best serve current and future airport users while maintaining airport facilities; and

WHEREAS, the Federal Aviation Administration (FAA) and the California Department of Transportation may provide funds for qualified ACIP projects.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT THAT: the Executive Director of the District, or his designee, is authorized and directed, for and on behalf of the Monterey Peninsula Airport District, to submit the attached FY 2020-2025 ACIP to the FAA and funding application(s) in support thereof, and to execute and submit all future documents necessary to implement such ACIP and application(s), including grant agreements and any amendments thereto, and that the District Secretary or Acting District Secretary is authorized to affix thereto the official seal of said District. Such grant agreements and amendments executed by the Executive Director are hereby approved, as though set forth in full.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 11th day of December 2019 by the following roll call vote:

AYES: **DIRECTORS:** Cursio, Leffel, Miller, Sawhney
NOES: **DIRECTORS:** Chair Sabo
ABSTAIN: **DIRECTORS:** None
ABSENT: **DIRECTORS:** None

A break was taken from 11:08 AM to 11:19 AM.

Executive Director La Pier introduced Item G.3, stating that staff was previously authorized by the Board to initiate help from Wood Environmental to develop a PFAS work plan.

Chris Morello, Deputy Director of Strategy and Development, introduced Heidi Dieffenbach-Carle.

Heidi Dieffenbach-Carle, Associate Geologist, Environment and Infrastructure Solutions, Wood Environmental, gave background information to the Board on work that has been done to date and outlined the site map of all areas that would be tested.

Director Leffel stated that the Item had been previously reviewed by Finance Committee, and they concurred with staff's recommendation.

Director Leffel moved to approve Implementation of the Work Plan, Water Code Section 13267 Order for the Determination of the Presence of Per- and Polyfluoroalkyl Substances (PFAS). Director Miller seconded the motion. The motion passed by a roll call vote of 5-0.

Adopt 4. Resolution No. 1769, A Resolution Authorizing the Service Agreement between the Monterey Peninsula Airport District and Urban Lumberjacks Forest Care

Executive Director La Pier introduced Item G.4, stating that staff engaged Urban Lumberjacks Forest Care for tree related matters on the Airport. He added that with the purchase of the Fenton and Keller buildings, the Airport could now address obstructions on that property.

Chris Morello, Deputy Director of Strategy and Development, outlined and provided pictures of the different obstructions that would either be removed or topped off.

Director Sawhney stated that the Item had been previously reviewed by Finance Committee, and they concurred with staff's recommendation.

Director Miller moved to adopt Resolution No. 1769. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1769

A RESOLUTION AUTHORIZING AND APPROVING THE SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND URBAN LUMBERJACKS FOREST CARE

WHEREAS, Part 77 Surface Obstructions in the form of trees have been identified on the Airport Layout Plan for areas on and around the Airport and Airport perimeter brush and fence clearing are necessary per Security requirements; and

WHEREAS, a component of the Airport Improvement Program (AIP) grant justification for the Land Acquisition Capital Improvement Project (CIP) at 2801 Monterey Salinas Highway (Fenton and Keller) was the ability to provide airspace protection; and

WHEREAS, the Approved Fiscal Year 2020 Operating Budget included tree obstruction removal and vegetation management in the Maintenance Department's budget as multiple locations around the Airport.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD approve the service agreement with Urban Lumberjacks Forest Care in an amount not-to-exceed \$102,000.00 and directs the Executive Director to execute the purchase order.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 11th day of December 2019 by the following roll call vote:

AYES:	DIRECTORS:	Cursio, Leffel, Miller, Sawhney, Chair Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	None

Presentation 5. California Electric Vehicle Infrastructure Project (CALeVIP) Participation

Executive Director La Pier introduced Item G.5, stating that the item was placed on the agenda or informational purposes only. He added that the Airport's current electric vehicle charging units are no longer serviceable and noting that there is a growing need in the community for charging stations.

Chris Morello, Deputy Director of Strategy and Development, gave background information on the program and the application process. She described some of the features that newer units would have and reiterated that the current units were out of warranty.

Director Cursio stepped out of the room at 12:25 PM and returned at 12:36 PM.

H. ACCEPTANCE OF DEPARTMENT REPORTS

(The board receives department reports which do not require any action by the board)

I. BOARD COMMITTEE REPORTS

(Report on meetings attended by Board Members at Monterey Peninsula Airport District's expense - AB1234)

- a. Standing Committees:
 - i. Budget and Finance Directors Leffel & Sawhney
 - ii. Air Service, Marketing, Community Relations Directors Cursio & Sabo
 - iii. Airport Property Development and Leases Directors Miller & Cursio

- b. Ad-Hoc Committees:
 - i. Local Jurisdiction Liaison Directors Leffel & Miller

- c. Liaison/Representatives:
 - i. Local Agency Formation Commission Director Leffel Alt: Sabo

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| ii. Regional Taxi Authority | Director Leffel | Alt: La Pier |
| iii. Transportation Agency for Monterey County | Director Sabo | Alt: Cursio |
| iv. Special Districts Association Liaison | Director Miller | Alt: Cursio |
| v. Association of Monterey Bay Area Governments | E.D. La Pier | Alt: Sabo |

J. CLOSED SESSION

The Board entered into Closed Session again at 1:06 PM.

1. **POTENTIAL LITIGATION** (Government Code section 54956.9(d)(4)) The Board will meet with the Executive Director and District Counsel to discuss potential initiation of litigation - one case.

K. RECONVENE TO OPEN SESSION

The Board returned to Open Session at 1:27 PM.

Chair Sabo stated that no reportable action was taken during Closed Session.

L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- *Fort Ord Reuse Authority Presentation on the Eastside Parkway Project (tabled until completion of EIR) (remove)*
- *Information Regarding Weed Mitigation in Del Rey Oaks (remove)*
- *Report on the Del Rey Oaks Police Services Contract at the end of its first year*
- *Presentation(s) from California Department of Transportation (Caltrans) and/or Transportation Agency for Monterey County regarding Highway 68 Improvements Project*

M. DISCUSSION OF FUTURE AGENDAS

- *Financial Analysis for Implementation of Master Plan Projects (Sabo)*

N. ADJOURNMENT

The meeting adjourned at 1:29 PM.

*Minutes Approved at the
Meeting of January 8, 2020*


Mary Ann Leffel, Chair

ATTEST



Michael La Pier, AAE
District Secretary